



TOWN CLERK

Kandy L. Lavallee
Town Clerk

TOWN OF GRAFTON
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CERTIFICATE OF NO APPEAL

DECISION: GRAFTON ZONING BOARD OF APPEALS
2019/864- Special Permit

PETITIONER: Mary Gillgallon
3 Millbury Street, Grafton, MA 01519

OWNER: Mary Gillgallon
3 Millbury Street, Grafton, MA 01519

DEED REFERENCE: 3 Millbury Street
Assessor's Map 74, Lot 123.0
Worcester District Registry of Deeds
Book 41614, Page 195

RECEIVED

FEB 27 2020

Building Department

This is to certify that the Decision of the Grafton Zoning Board of Appeals on the petition of the above-named Petitioner to allow the carriage house, accessory building to be modified into a one bedroom apartment, subject to the following condition. Condition 1: the issue of distance from parking space to retaining wall discussed in Joe Laydon's memo dated January 9, 2020 is addressed and 6 parking spaces provided at property located at 3 Millbury Street, Grafton was duly recorded in the Town Clerks office on January 17, 2020 at 9:07 am.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on February 6, 2020.

A true copy, ATTEST:

Kandy L. Lavallee
Kandy L. Lavallee, Town Clerk
Grafton, MA



Office of the Zoning Board of Appeals
30 Providence Road
Grafton, Massachusetts 01519

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THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS

Thursday, December 5, 2019

Case Number:

2019 /864

Special Permit

MARY GILGALLON

of 3 MILLBURY STREET requesting that the Zoning Board of Appeals grants a Special Permit
for

THE "CARRIAGE HOUSE" ACCESSORY BUIDLING PERMIT FOR RESIDENTIALUSE TO BE MODIFIED TO ALLOW A ONE BEDROOM APARTMENT TO BE LOCATED THERIN. THE CARRIAGE HOUSE WAS BUILT ALONG WITH THE MAIN DWELLING (ROUGHLY 1839) AND WAS PROPERLY PERMITTED AS A PLAYROOM/EXERCISE/ BONUS ROOM IN 1989. THE BUILDINGS AND RESIDENTIAL USE THEREOF PREDATES THE PRESENT ZONING BY-LAWS WHICH DO NOT GENERALLY ALLOW RESIDENTIAL USES IN THE nb ZONE. GRANTING OF THIS SPECIAL PERMIT MODIFYING THE NON-CONFORMING USE WILL NOT BE MORE DETRIMENTAL TO THE NEIGHBORHOOD AND WILLNOT NEGATIVELY IMPACT THE NEIGHBORHOOD TRAFFIC PATTERNS OR PEDESTRIAN SAFETY. BOOK: 41614 PAGE: 195

At their duly held meeting Thursday, January 9, 2020 the Zoning Board of Appeals took the following action

Motion was made by Vice Chairman - Ms. Desrosiers and seconded by Clerk - Ms. Reed

That the Zoning Board of Appeals grant a Special Permit to MARY GILGALLON

at 3 MILLBURY STREET GRAFTON MA

TO ALLOW THE CARRIAGE HOUSE, ACCESSORY BUILDING TO BE MODIFIED INTO A ONE BEDROOM APARTMENT, SUBJECT TO THE FOLLOWING CONDITION. CONDITION 1: THE ISSUE OF DISTANCE FROM PARKING SPACE TO RETAINIG WALL DISCUSSED IN JOE LAYDON'S MEMO DATED 9-JANUARY-2020 IS ADDRESSED AND 6 PARKING SPACES PROVIDED.

FINDINGS:

F1. THE STRUCTURE WAS BUILT IN 1839.

F2. THE PARCEL WAS PURCHASED IN 2002.

F3. THE USE IS A 2 FAMILY AND 2 FAMILIES ARE NOT ALLOWED IN NB (NEIGHBORHOOD BUSINESS).

BASED ON FINDINGS F1-F3, THE USE IS A PRE-EXISTING, NON-CONFORMING USE.

F4. THE CURRENT USE IS A 2 FAMILY,.

F5. THE PROPOSED USE IS A 3 FAMILY.

F6. THE NEIGHBORHOOD CONSISTS OF PRIMARILY SINGLE FAMILY AND MULTI-FAMILY HOMES.

BASED ON FINDINGS F4-F6, THE PROPOSED CHANGE IN USE IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

A true copy;

Attest:

Kandy L. Lavallee

Kandy L. Lavallee, Town Clerk

Grafton, MA

On a roll-call vote:

Chairman: Yes

Member 2: Yes

Vice Chairman: Yes

Alternate 1:

Clerk: Yes

Alternate 2:

Member 1: No

Motion Granted

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L. c. 40A.

William McCusker, Chairman

Marianne Desrosiers, Vice Chairman

Kay Reed, Clerk

William Yeomans, Member

Brian Waller, Member

, Alternate Member

, Alternate Member

William McCusker

Kay Reed

William Yeomans

Brian Waller